

West End LCI Implementation Phase A
Meeting Minutes- Zoning Workshop #1
September 9, 2003

City Staff In Attendance:

Bill Dunkley, Project Manager
Stephanie Macari
Garnett Brown
Flor Velarde
Jia Li

Introduction

- The meeting began at 7:30 pm.
- Bill Dunkley, project manager, welcomed the group and introduced staff.
- Bill noted that we may need to schedule additional meetings in order to get through the agenda
- The LCI project background was restated.
- All documents are on the BOP website.
- The land use changes approved by the workshop group was also approved by the NPU's and is now in the political process.
 - There will be a public hearing on 9/29 at 6pm in the Council Chambers.
 - Property owners within 300 feet of changes have all been notified.
 - Council will meet on 10/6 to give final approval.
- Land Use change maps will not be handed out tonight. Copies can be obtained from staff during business hours or from the web.
- An overview of the agenda was given.

Zoning Process and Strategy

- The Zoning process flowchart was explained
 - Q- How does zoning apply to the things being built now?
 - R- Existing zoning regulations apply to projects being built now.
 - Q- Do properties have to conform with the new zoning right away?
 - R- No, existing uses can become permitted non-conforming uses until either the site is redeveloped or improvements worth 60% of the entire value of the property are made. Properties are encouraged to come into compliance sooner. Buildings are never removed due to rezonings.
 - Q- What happens to properties that are not in compliance with current zoning regulations?
 - R- The Bureau of Buildings sends out code enforcement inspectors when complaints are made.
 - C- If a land owner disagrees with a rezoning, he or she can say as much at the public hearings.
 - C- We are making an effort to include everyone from the beginning so as many people as possible are part of the final consensus.
 - C- This is not the City's zoning, it is the community's zoning.
 - C- All property owners with an address of record will receive a notice of the zoning changes.

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- C- If community members do not believe that everyone is being reached, please compile a list of those who haven't been contacted and get those people in touch with the Bureau of Planning so they can get the info they need.
- C- The community needs to make inspectors aware of code enforcement issues.

Zoning Elements & Concepts

- SPI (Special Public Interest zoning district) explained.
- An SPI is appropriate around this MARTA station and it provides for a greater level of development review.
- The zoning districts will not be written from scratch. They will re-use successful pieces of previous zoning.
 - Q- What if there are people with political pull who will block this effort?
 - R- Communication with your councilperson can help prevent this. The neighborhood has been pretty successful getting through land use and zoning changes. There have been some problems with code enforcement. The community wants to figure out how to get some legal, non-desired uses out of the area to clean it up.
 - R- The best thing you can do is let your supportive voice be heard.
 - R- Now is the time to bring your issues to the table.
- Elements of SPI Zoning
 - 23 Elements on table described in detail.
 - Authority
 - Purpose & Intent
 - Administration
 - Districts
 - Permitted Principal Uses and Structures
 - Q- Can gas service stations be managed/controlled so that they are not on every corner?
 - R- Too much of any use is not good for a community, and there are some tools we can use to prevent this (the topic was tabled for later discussion).
 - Permitted Accessory Uses & Structures
 - Special Permits
 - Redevelopment Requirements
 - Transitional Uses and Yards
 - Q- Aren't buffers hard to enforce because properties were originally developed without them?
 - R- These buffer requirements would be for new and redeveloped buildings. It is more difficult to impose on existing buildings.
 - Q- Do the examples in the hand-outs include residential and commercial uses? Parking?

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- R- Yes, these diagrams can be adapted for all uses. Parking is not a part of FAR, but parking minimums are required and that usually has the effect of reducing actual FAR.
- C- Different parking designs change the site design (surface parking, adjacent deck parking, underground parking, etc).
- C- Across the country we are trying to find ways to reduce surface parking.
- Q- How do we know what the “people” want? Who votes?
 - R- This group, the NPU's, ZRB, Zoning Committee, City Council all vote. We do our best to get everyone involved.
- Q- After we draw up the proposal, do we take it to the county?
 - R- No, it only goes to the City.
- Council Member Cleta Winslow was introduced.
 - C- Everyone has an opportunity to speak at the public hearings. People also need to participate all the way through the process and go to the hearings to support the effort.
 - Q- Can changes be made to the zoning at ZRB?
 - R- They can, but changes are rarely made at that point.
 - Q- Is anyone here tonight from the news media? The media prevented a similar plan from going forward in the 80's.
 - Q- In Adair Park the historic overlay utilizing average setbacks overrides the base zoning. Does an SPI override a historic overlay?
 - R- No, the more restrictive regulation overrides the others. SPI is the base zoning, and the historic overlay overrides it.
- Development Controls- Maximum Bldg Coverage
- Site Limitations
- Sidewalks
- Supplemental Zone
 - Q- Who owns the supplemental zone?
 - R- It is generally privately owned.
- Relationship of Building to Street
- Signage
- Loading Areas, etc.
- Off Street Loading Requirements
- Curb Cuts and Parking Structures
- Lighting, Security & Maintenance
- Landscaping for Surface Parking Lots
- Off-Street (on-site) Parking Requirements [Automobile]- shared parking
- Bicycle Parking Requirements
- Subarea-Specific Regulations
 - Q- Where on the map is Lowndes Street?
 - R- The street name label will be included on the map next time, and Ashby street will be changed to Lowery.
 - Q- The same development plan was put on the table 20 years ago. What is the difference between the two?

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- R- The financial institutions were redlining the area then and they are not now.
- R- This plan is on the table now and that one is in the past.
- Q- If this is approved, who will pay to do the development (particularly shopping centers & apartments)?
 - R- Through the LCI there is public money for transportation improvements. Private developers will be more interested in the area because public investment is already being made.
 - R- We need good zoning in place so that when developers become interested, they will develop in appropriate ways that the community wants.

Maps

- Proposed SPI Zoning

Potential SPI Subareas Packet

- High Density Commercial/Office
- Commercial Center/Core
- Village Center Residential
- Neighborhood Commercial
- Medium Density Residential
- Low Density Residential
- Smaller Lot Single Family
- Office/Institutional

Closing

- Please bring all materials to the next meeting.
- An additional zoning workshop may be scheduled.
- We will try to reschedule future meetings at 6:30pm, unless they fall on the first Tuesday night of the month (conflict with WEND and Adair Park Today meetings).
- The meeting was adjourned at approximately 9:45pm